

CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2016

Applicant: Pedro Barcenas, owner

Property: 7706 Rockhill St., Lot 4, Block40, Glenbrook Valley Subdivision. The property includes a historic single-family ranch home with a 2 car attached garage, situated on a 7,475 square foot lot.

Significance: Contributing traditional ranch residence, constructed 1960, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Replace seven original windows and three original doors.

- Existing 2-over-2 and 6-over-9 aluminum windows will be replaced with 1-over-1 vinyl windows to match the existing sizes.
- Front door to be replaced with a faux Victorian-style door with a large leaded and beveled glass lite
- No proposed replacement doors have been submitted for the two east side doors

See enclosed application materials and detailed project description on p. 4-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

Recommendation: Partial Approval: Approval for new 1-over-1 vinyl windows and denial for replacement of the existing doors.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☐ ☒ ☐ (1) The proposed activity must retain and preserve the historical character of the property;
The proposed new windows retain the historical character of the existing property; however the proposed door is not compatible with the character of the property. Additionally, our online preservation manual notes 'Victorian-style beveled glass doors' as being incompatible. The existing door is original to the structure and should be retained and not replaced
- ☒ ☐ ☐ (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- ☐ ☒ ☐ (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
The proposed new windows retain the historical character of the existing property; however the proposed door is not compatible with the character of the property. The 'Victorian-style beveled glass doors' is a design found on Queen Anne buildings from the late 1800s and early 1900s and is not compatible with Traditional Ranch style houses from the 1950s and 60s. The existing door is original to the structure and should be retained and not replaced
- ☐ ☒ ☐ (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
The proposed new windows retain the historical character of the building and its environment; however the proposed door is not compatible with the character of the property. Additionally, our online preservation manual notes 'Victorian-style beveled glass doors' as being incompatible. The existing door is original to the structure and should be retained and not replaced
- ☐ ☒ ☐ (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
The proposed new windows retain the historical character of the existing property; however the proposed door is not compatible with the character of the property. The proposed door is characteristic of a Queen Anne style structure and does not maintain the stylistic features of the building. The existing door is original to the structure and should be retained and not replaced
- ☒ ☐ ☐ (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- ☐ ☒ ☐ (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
The proposed new windows retain the historical character of the existing property; however the proposed door is not compatible with the character of the property. The existing door is original to the structure and should be retained and not replaced, if the door is damaged beyond repair, the new door should be similar to the existing door.

Houston Archaeological & Historical Commission

March 24, 2016

HPO File No. 160329

ITEM B.#

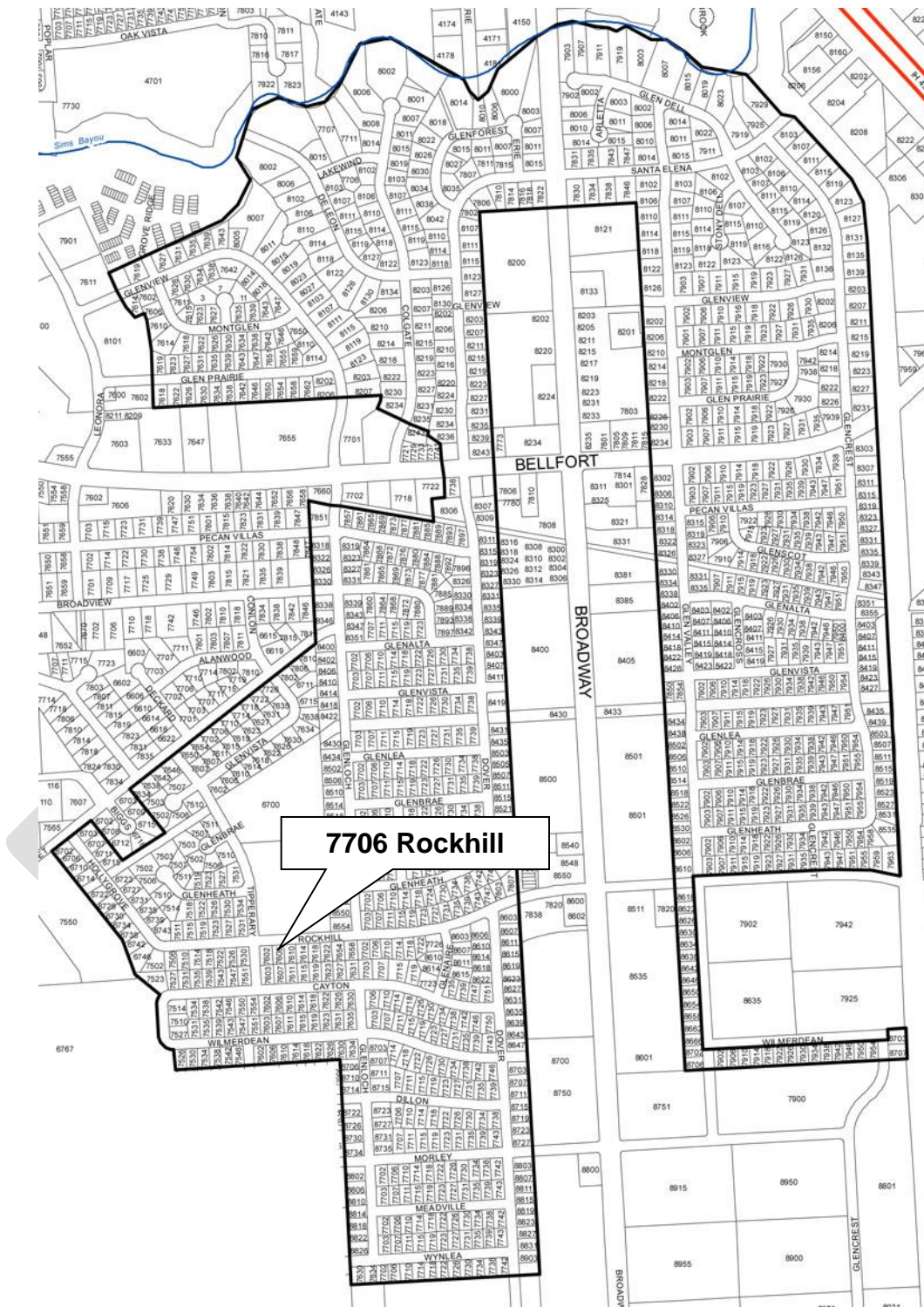
7706 Rockhill Street

Glenbrook Valley

- ☒ ☐ ☐ (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- ☐ ☒ ☐ (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
The proposed new windows retain the historical character of the existing property; however the proposed door is not compatible with the character of the property. Additionally, the existing door is original to the structure and should be retained and not replaced.
- ☐ ☒ ☐ (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
The proposed new windows retain the historical character of the existing property; however the proposed door is not compatible with the character of the property or the context area. The existing door is original to the structure and should be retained and not replaced.
- ☐ ☐ ☒ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



SITE PLAN

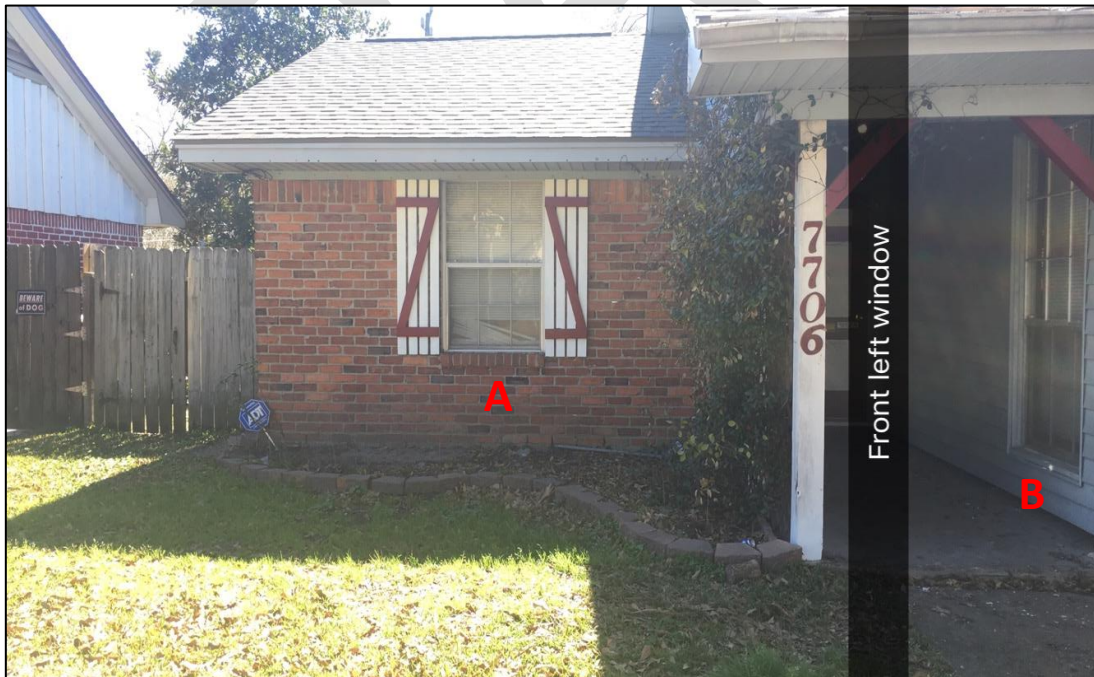


WINDOW PHOTOS

EXISTING FRONT WINDOWS A, C



EXISTING FRONT WINDOWS A, B (WEST)



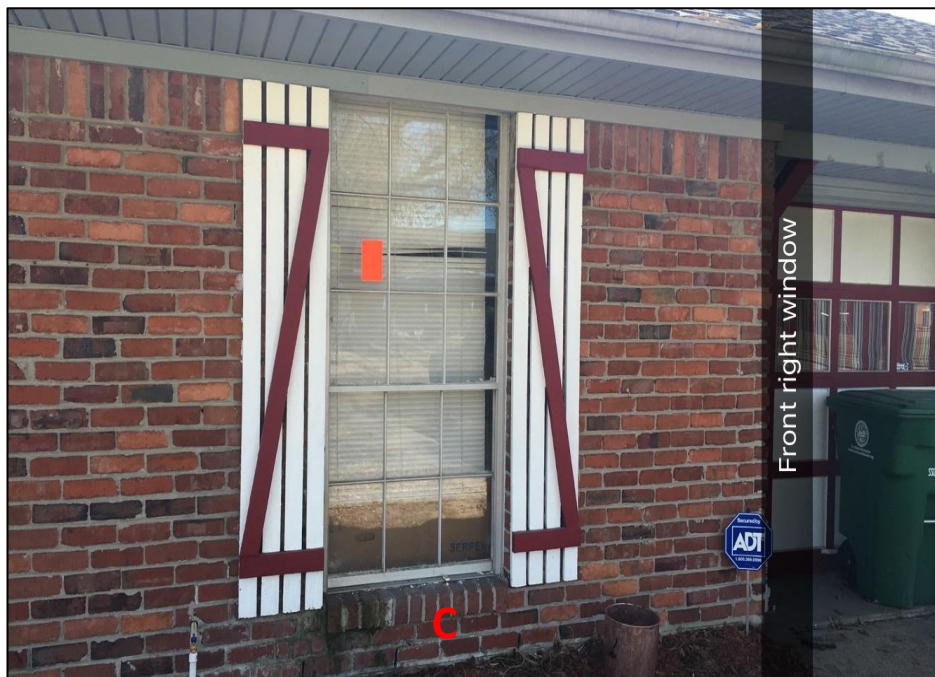
WINDOW PHOTOS

EXISTING FRONT INSET WINDOW B



WINDOW PHOTOS

EXISTING FRONT WINDOW C (EAST)



WINDOW PHOTOS

WEST SIDE WINDOW D (NORTH)



WINDOW PHOTOS

WEST SIDE WINDOWS E, F (CENTER)



E

F

WINDOW PHOTOS

WEST SIDE WINDOWS E, F (CENTER)



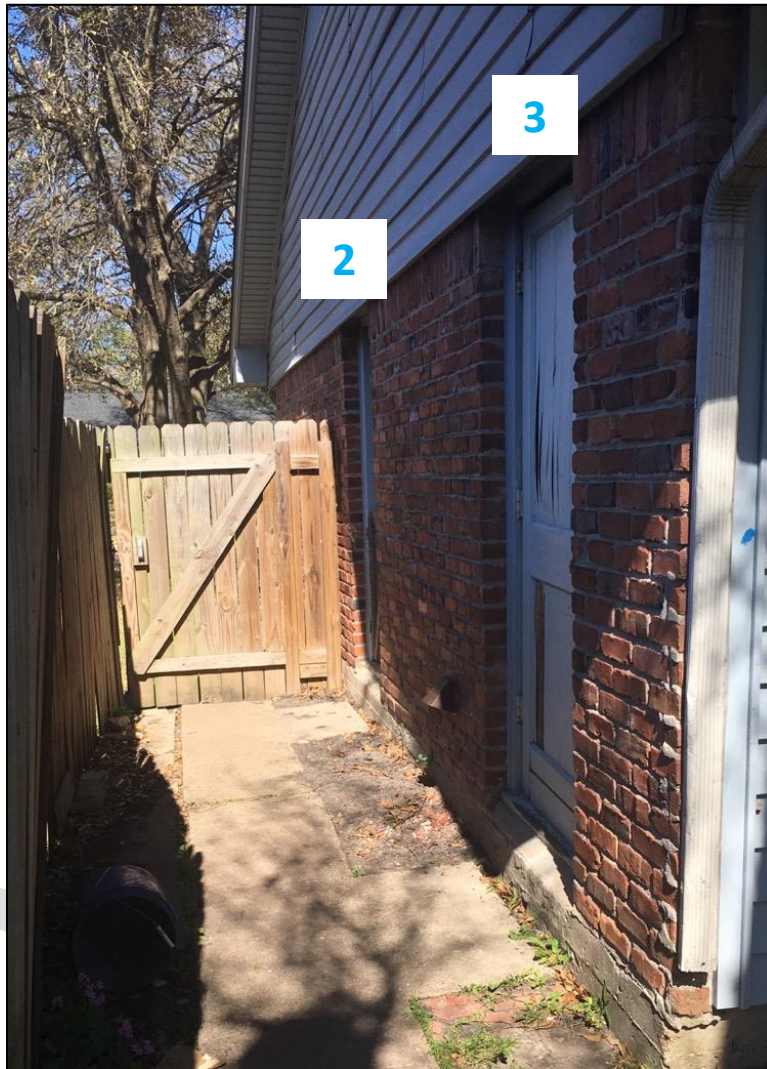
DOOR PHOTOS

FRONT DOOR 1



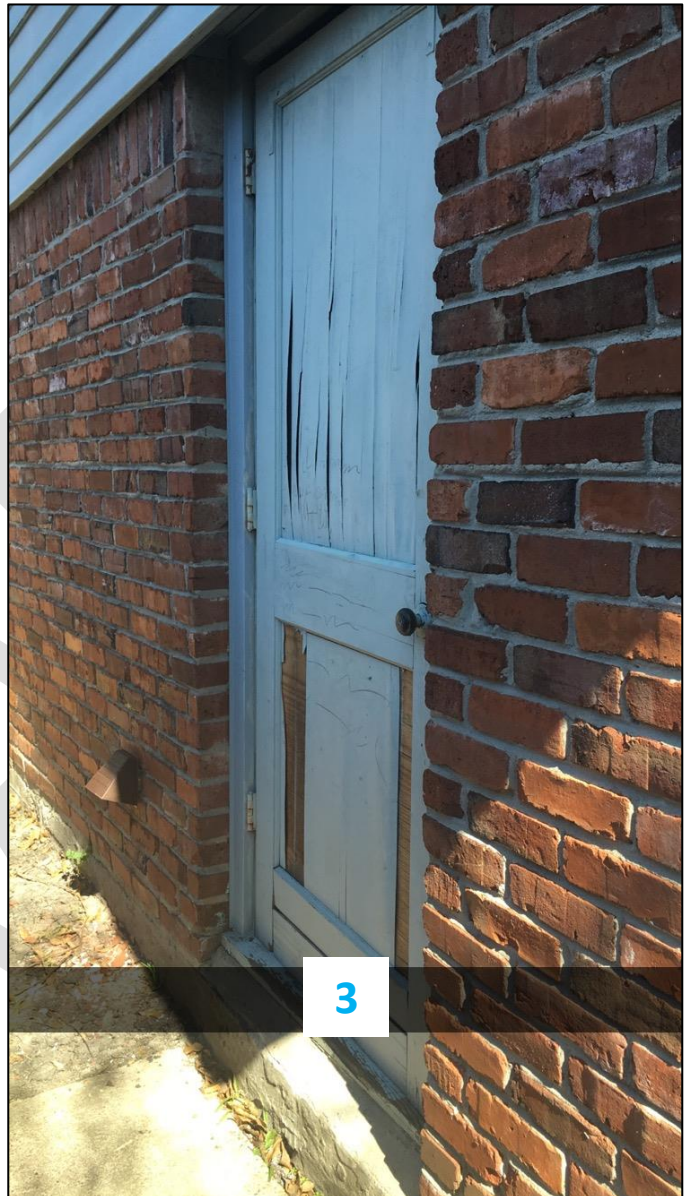
DOOR PHOTOS

EAST SIDE DOORS 2, 3



DOOR PHOTOS

EAST SIDE DOORS 2, 3



PROPOSED WINDOWS

VINYL 1-OVER-1 WINDOW



PROPOSED DOOR

FRONT DOOR



PROJECT DETAILS

Windows/Doors: Windows: The existing residence features 9-over-6 aluminum sash windows on the front portion. These windows are 3'-0" x 6'-2". The windows on the west side of the house are 6-over-6 aluminum sash windows that are 3'-0" x 4'-6". The existing windows are damaged beyond repair due to differential settlement. They no longer open or function properly.

The applicant proposes to replace the existing aluminum windows with replacement vinyl windows. All proposed windows will feature a 1-over-1 lite pattern (to avoid interior muntins) and will be installed in the existing opening. The sizes of the windows will not be altered. The front windows will be 3'-0" x 6'-2", to match existing, while the west side windows will be 3'-0" x 4'-6", to match existing. See photos and drawings for more detail.

Doors: The existing residence features a six paneled wood front door with no lites. The two east wood side doors each feature two panels.

The proposed front door features several panels and a large oval light with leaded and beveled glass. Although the two east side doors look damaged, no proposed replacement doors have been submitted. See drawings and photos for more detail.